

UBC COMMISSION

UNIFIED CODE ANALYSIS COUNCIL  
ARCHITECTURAL ADVISORY COMMITTEE

December 5, 2006 9:00  
Sandy City Fire Station #31 Training Room Lower Level  
150 E 9000 S Sandy, UT

MINUTES

STAFF

Dan S Jones, Bureau Manager  
Sharon Smalley, Board Secretary

UNIFIED CODE ANALYSIS COUNCIL MEMBERS

Jim McClintic	Boyd Johnson
Richard Lyman, Liaison	Scott Adams
Brent Halladay	Ray Harris
Mike Pederson (excused)	William Bonn
Kent Mann	Alan Hayward (absent)
Michael Vela	Gilbert Gonzales, Liaison
Anne vonWeller	

ARCHITECTURAL ADVISORY COMMITTEE MEMBERS:

William West (absent)	Gregory Allen
Michael Martin, Liaison	Cary Campbell
Dave Levanger (excused)	Rodney Coles (excused)

VISITORS:

Harry Corsi, HKS Arch, Inc  
Wayne Siant, Sunrise Senior Living  
Ryan Duve, Sunrise Assisted Living Assoc  
Steve Sabins, Utah Assisted Living Assoc  
Russ Sneddon, Orem DFS/Fire Marshal's

MINUTES

Approval of the minutes from the September 5, 2006 meeting of the Architectural Advisory Committee was deferred as there was not a quorum present.

The minutes from the September 5, 2006 meeting of the Unified Code Analysis Council were approved as amended.

REVIEW PROPOSED AMENDMENT FOR  
IBC [F]903.2.9

Both committees reviewed the proposal for this section. Following the discussion of this proposal, a motion was

made to deny the proposal. Following further discussion the motion was withdrawn. A motion was then made to table the discussion until after the assisted living amendment was reviewed.

Scott Adams passed out an amended proposal. Following a discussion on the amended proposal, this proposal was modified to read as follows:

Section [F]903.2.9 is deleted and replaced with the following:

An automatic sprinkler system shall be provided throughout buildings classified as parking garages in accordance with Section 406.4 or where located beneath other groups.

Exception 1: Parking garages of less than 5,000 square feet (464 m<sup>2</sup>) located beneath Group R-3 occupancies.

Exception 2: Open parking garages not located beneath other groups if one of the following conditions is met:

a. Access is provided for fire fighting operations to within 150 feet (45 720 mm) of all portions of the parking garage as measured from the approved fire department vehicle access.

or

b. Class I standpipes are installed throughout the parking garage.

In section [F]903.2.9.1 the last clause, “where the fire area exceeds 5000 square feet (464 m<sup>2</sup>)” is deleted.

A motion to approve the proposal as modified passed unanimously by the Unified Code Analysis Council.

The Architectural Committee did not have a quorum present, however, a poll was taken of the two voting members present and they were in favor of the proposal as modified.

The Unified Code Analysis Council unanimously passed a motion recommending to the Commission that there be an amended rule filing for this proposal since this proposal was been through a public hearing as a separate filing .

REVIEW PROPOSED AMENDMENT FOR  
IBC SECTION 407.8 AND 504.2

Those present reviewed the two proposals. Following the discussion on the proposal for Section 504.2, it was amended by moving the sentence “The increases stated in this section shall be permitted in Type II assisted living facilities of Type V-A construction, provided the total area of the two stories does not exceed the total allowable area for a one-story building.” to after the exceptions.

The proposal for 407.8 was discussed and following the discussion the proposal was modified as follows:  
407.8 Secure units. Secure units with access controlled egress doors shall be at the level of exit discharge in Type V-A construction.

A motion was made to approve the modified proposals. The motion passed with a vote from the Unified Code Analysis Council of ten in favor and Anne von Weller voting in opposition.

The Architectural Committee did not have a quorum present, however, a poll was taken of the two voting members present and they were in favor of the proposal as modified.

Boyd Johnson asked to step down as chair but will remain a member of the council and with a recommendation that Scott Adams, the vice chair, be elected as the chair. As a result of the chair’s resignation, the chair and vice chair will be elected at the next meeting.

The meeting adjourned at 10:55.